



Town of Hopkinton Planning Department

330 Main Street, Hopkinton NH 03229-2627 - (603) 746-8243 – planzone@hopkinton-nh.gov

HOPKINTON PLANNING BOARD NOTICE OF DECISIONS OCTOBER 19, 2021

Notice is hereby given that the Hopkinton Planning Board met at 6:00 PM on Tuesday, October 19, 2021, in the Hopkinton Town Hall, 330 Main Street, Hopkinton. Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, Ex-Officio Anna Wells, James Fredyma, and Alternate Robert Dapice. Members absent: Greg Sagris, and Alternates Richard Steele, and Clarke Kidder. The Planning Board made the following decision(s):

I. Applications/Public Hearings.

#2021-24 Rose View Properties, LLC Site Plan Review to convert a single-family dwelling into three-dwelling units. The property is located at 242 Pine Street, Tax Map 221, Lot 77, B-1/R-1 Districts.

Jane Bradstreet, seconded by Celeste Hemingson, moved to **ACCEPT** application #2021-24 for consideration with the understanding that additional information, such as the following, is to be presented.

- (a) Property boundaries.
- (b) Size, location, and elevation of existing/proposed structure.
- (c) Type of lighting, including direction and area of illumination.
- (d) Zoning district boundaries B-1/R-1.
- (e) Elevation view or photograph of all buildings, showing height, width, and surface as part of Architectural Design requirements.
- (f) Type and extent of existing/proposed landscaping (building, parking, and front yard), such as a minimum of 10-feet wide next to the building, one tree for every 50 feet of frontage, and front yard landscaping that is one-third of the front setback required for the district and runs entire frontage.
- (g) Location, elevation, and layout of surface drainage. Erosion and sedimentation control measures.
- (h) Identify the size of typical parking space, 10'x18' (180 SF), travel lane, and area shown for turnaround. Regulations require pavement; however, the Board can waive if evidence indicates the effectiveness of something other than pavement. Parking signs or striping denoting spaces, specifically the location of any handicapped space.
- (i) Location and screening of refuse dumpster(s), if any.
- (j) Size and location of service connections (above/underground power, telephone).
- (k) Fire Chief's review and approval of fire suppression and fire alarm systems.

Motion carried unanimously by Roll Call: Dapice – yes, Wells – yes, Bradstreet – yes, Hemingson – yes, Fredyma – yes, and Wilkey – yes.

Subject to review and approval.

Jane Bradstreet, seconded by Anna Wells, moved to **CONTINUE** the application #2021-24 to the November 9, 2021 meeting to allow the Applicant time to provide additional information. Motion carried unanimously by Roll Call: Dapice – yes, Wells – yes, Bradstreet – yes, Hemingson – yes, Fredyma – yes, and Wilkey – yes.

II. Adjournment. Chairman Wilkey **ADJOURNED** the meeting at 6:50 PM. The next scheduled meeting of the Planning Board will be at 6:00 PM on Tuesday, November 9, 2021.

Karen Robertson
Planning Director